



Figure 1: Analysis of Project Opportunities.

Project Opportunities

The 2020 Vision/EAR Committee retained SWA Group to help translate into visual form potential project opportunities generated through the visioning process. SWA conducted an analysis of existing conditions, reviewed the results of the various SWOT exercises, the Vision Statement, and the initiatives prioritized by participants in Community Forum 2.

From this review, a framework potential Village “enhancements” was developed, as reflected in Figure 1. The framework depicts an extensive array of pedestrian, bicycle, and landscape enhancements; new beach and bay access points, including a water view “corridor” outlook from Crandon Blvd. down Pines Canal; a potential beach walk on the east side of the island; and potential new public community uses including cultural and recreational facilities.



Figure 2: Plan for the “Heart of the Village”



B Figures 3 and 4: Potential Cultural Center development option for 560 Crandon Boulevard, Plan and Perspective View

The “Heart of the Village”: Civic Center, Village Green, and 560 Crandon Boulevard

Figure 2 depicts an overall scheme for strengthening/enhancing the “Heart of the Village,” which includes not only the Civic Center Complex, but also the Village Green and K-8 School. Since the Master Plan was adopted, the Village has created the Village Green and built a new Village hall, a fire station, and a recreation center. The Village Green is a precious open space in the fully developed Village of Key Biscayne. Like the Boston Common which has lasted hundreds of years, the Village Green should remain an open green space for passive and active recreation uses serving the entire community. The Village should avoid the construction of facilities within the open spaces of the Village Green.

While all of the Civic Center projects and the Village Green have been vastly successful, a few missing links remain—such as programming for, and development of, the site commonly known as Tony’s Citgo (560 Crandon Boulevard). The original master plan for the Civic Center Complex designated 560 Crandon Boulevard as the potential site for a cultural facility such as a community theater, museum, or cultural center. Subsequently, however, a survey conducted by the Village indicated that many people would prefer the property to be developed as either active or passive recreation space. The visioning process confirmed that differing opinions abound among residents as to the desired use of the site.

The Plan illustrates a cultural center on the 560 Crandon Boulevard site (Figures 3 and 4); this is one of many potential options, proffered by a number of residents through the Visioning process, for development of this Village property. However, no decision has been made as of this writing on the preferred/appropriate use and program for the site. The Village is, in fact, gearing up to gather public input and build consensus on the future of the property. This will occur in early 2007.



Figure 5: Village Green Seating Deck - Plan View



Figure 6: Village Green Seating Deck - Section View

Village Green Seating Deck

Figures 5-7 show a potential opportunity for enhancing and enlivening the north end of the Village Green, which is currently under-utilized, with a new outdoor seating deck adjoining the south side of The Galleria. While the proposed outdoor space would remain in public ownership, the deck would open up that side of the shopping center, which right now presents a blank wall onto the Village Green, creating opportunities for public enjoyment and enhanced connectivity among the uses that line Crandon Boulevard—one of the desired outcomes of the Vision Plan. The Village will initiate conversations with the owners of the Galleria complex to develop an agreement of mutual benefit to both private and public interests.



A Figure 7: Village Green Seating Deck, Perspective View



Figure 8: Church Site/Nature Park - Plan View

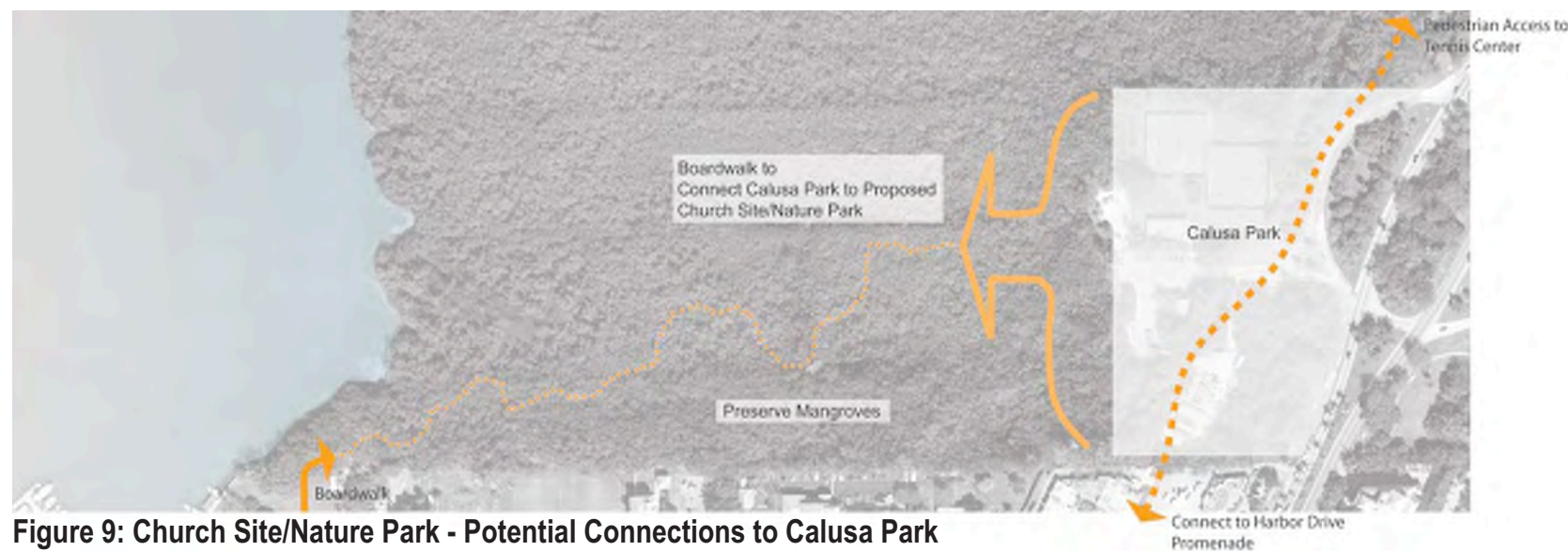


Figure 9: Church Site/Nature Park - Potential Connections to Calusa Park

Calusa Park Connection/Nature Park

The Presbyterian Church is in the process of completing a Master Plan for its property, which is located adjacent to Calusa Park and at the bend on Harbor Drive in the northwest corner of the Village. Seeking to collaborate with the Church in developing a plan that not only enhances the property for the benefit of the congregation, but also the Key Biscayne community at large, the 2020 Vision Plan process identified potential opportunities for creating usable open spaces, enhancing access to the bay, developing opportunities for environmental education, and establishing better connections to Calusa Park.

Figures 8-10 depict one possible way to take advantage of some of these opportunities. The Village will continue to seek an open dialogue with the Church to support the development of a master plan for the property that fully meets both the needs and public service mission of the Church.



D Figure 10: Church Site/Nature Park - Perspective View